

HB 1104 -- SOLAR ENERGY SYSTEMS IN PLANNED COMMUNITIES

SPONSOR: Bangert

This bill bars and nullifies any declaration of a planned community that prohibits the installation of solar energy systems within the community. A governing board of a homeowners' association may subject solar energy systems to reasonable rules though, as long as the restrictions do not prevent the installation of a solar energy system, impair its functionality, restrict its use, unreasonably increase its operating costs, or reduce its efficiency. The bill also provides that attorney fees may be recouped in any judicial action arising out of the bill's provisions. The bill notes that solar energy systems are still subject to state and local permitting law.

This bill is the same as SB 631 (2016).